

Bella Beach Architecture Review Committee Meeting

March 21, 2023, 7:00 pm

By Zoom Call

Attendees:

Bill Zdanis
Chris Wecker
Linden Knapp
Kim Brook
Linda Fender

Absent:

Ed Pinkos

TOPICS:

Change to CCRs – Vote in progress. Due date was extended by the board for 30 days and Chuck Craig, Linda Fender and Kim Brook have called around to homeowners who did not vote. As of the last tally, it looks possible to get 75% of votes. Final outcome is pending.

ARC Standards and Guidelines: The ARC discussed changes to the Standards and Guidelines should the CCR change pass. Kim Brook will start making a draft revision based on our discussions:

- Will add Road District approval to ARC approval process. ARC and the Road District have agreed that the ARC process will be the process by which all changes are made within the neighborhood, including to Road District property. ARC will forward road district approvals along with the ARC's opinion, but the RD will be the final say for RD property.
- For building materials, the intention is to approve 6 and 8 inch textured/roughcut hardiplank, horizontal or vertical 4X8 sheets.
- Board feels that windows in garage doors are acceptable
- Garage doors on the same building should be complementary but do not have to be identical.
- Acceptable materials for garage doors may include metal but must be wood in appearance. There are many options meeting this description. Painted steel will not suffice.

ARC Cases since last meeting:

8 Oceanview

New commercial/residential construction to be built this summer. ARC and Road District did a walkthrough with the builder on 3/21/2023. Cedar exterior is approved at this time – may consider hardiplank exterior depending on the outcome of the homeowner vote. Final color palette still must be decided and approved by the ARC. ARC Approves (Yes – Knapp, Wecker, Zdanis, Brook).

225 Oceanview

Free book library – approved by Road District, ARC agrees. Will need to be moved to the other side of the street though. ARC approves of that location but will make sure that RD is in the loop.

319 Kinnikinnick

Redo deck railing. Board agreed unanimously.

Sunset 389 Update

4' good neighbor fence to be built to separate properties, including an enclosure for garbage cans. Approved 10/21/2022. (Yes – Knapp, Wecker, Brook) **Has not been built yet. Need to follow up with owner to see if this is still planned.

190 Elderberry Update

Enclosed room plans to be added to the back of the home in 2023. We will need more specifics as to building materials as we get closer. Conditionally Approved. Construction has not yet started. **Will expire and need a new application extension request. Homeowner has agreed.

210 Bella Beach Drive Update

Painting deck still the plan, will happen later this year. Homeowner will need to do an application extension request. Homeowner has agreed.

Meeting adjourned at 7:45 pm